HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Barrie CMA

Date Released: Second Quarter 2018

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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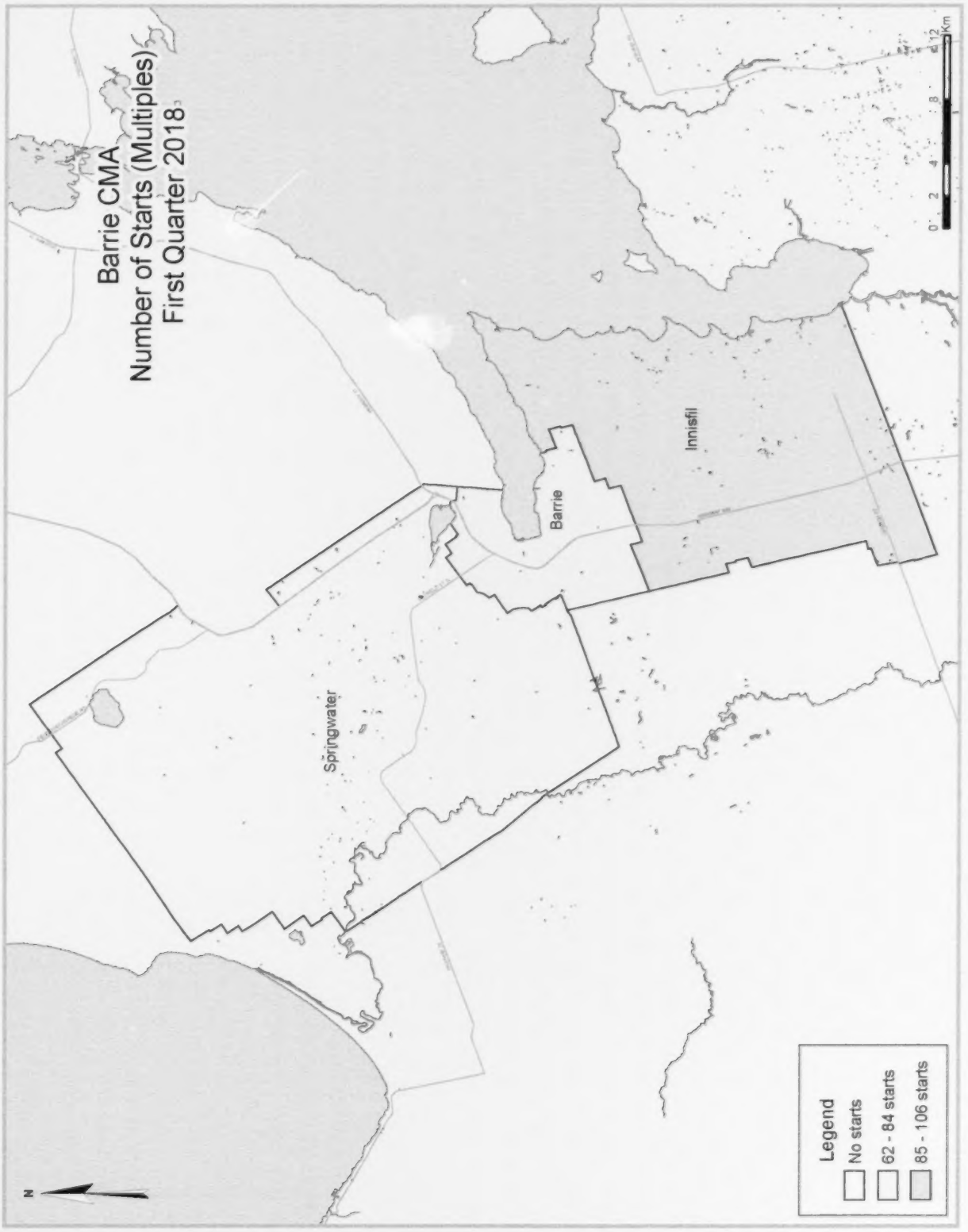
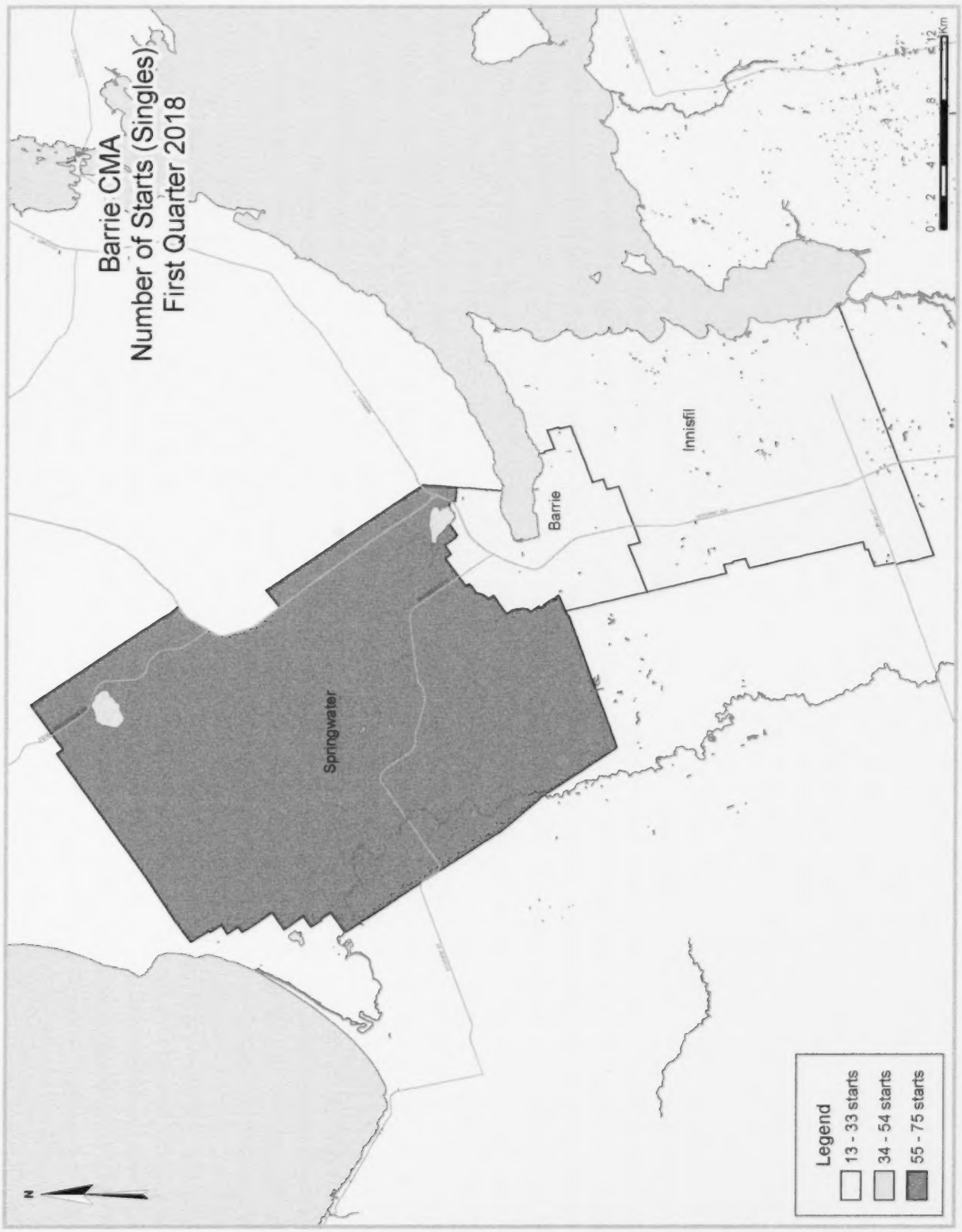
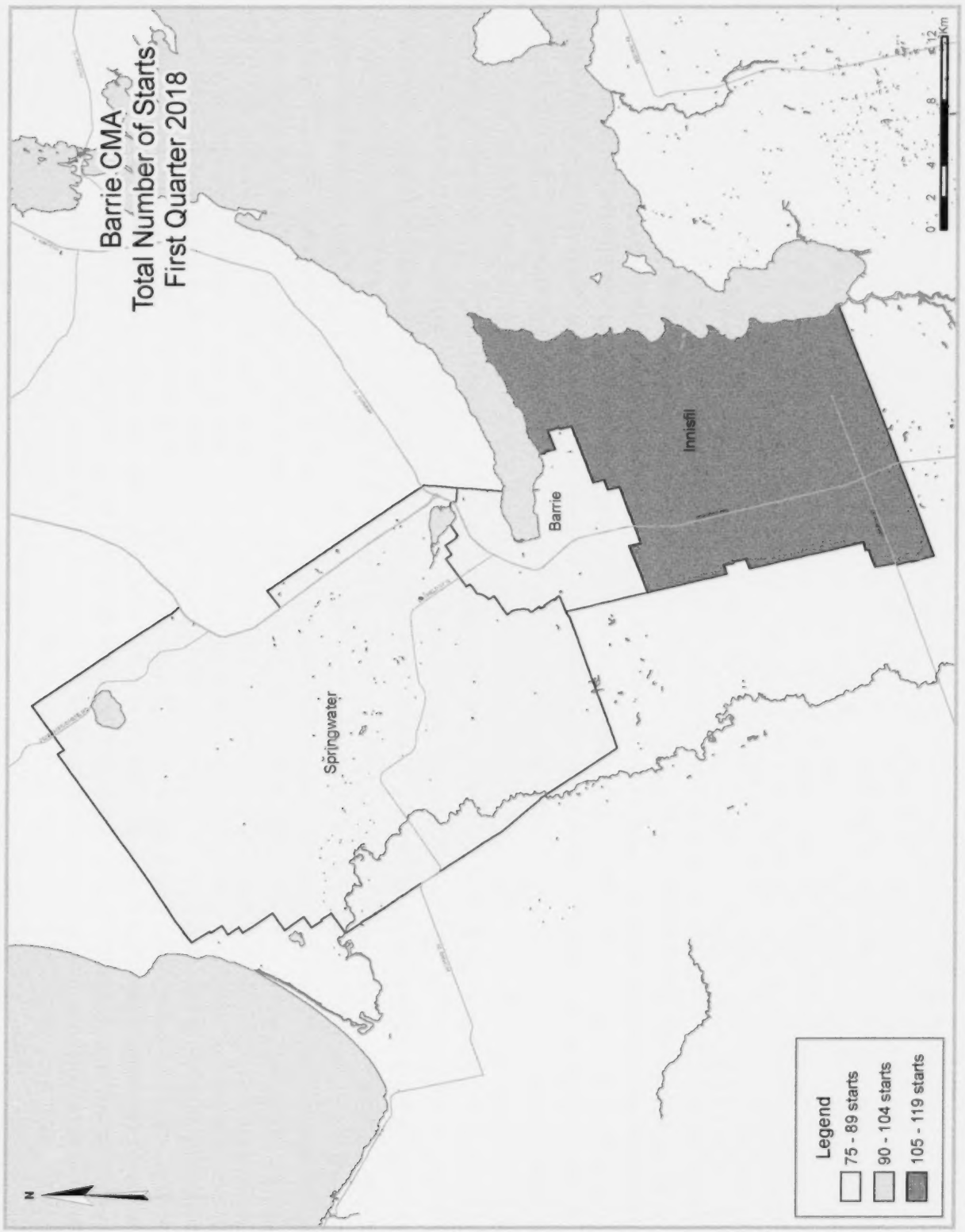
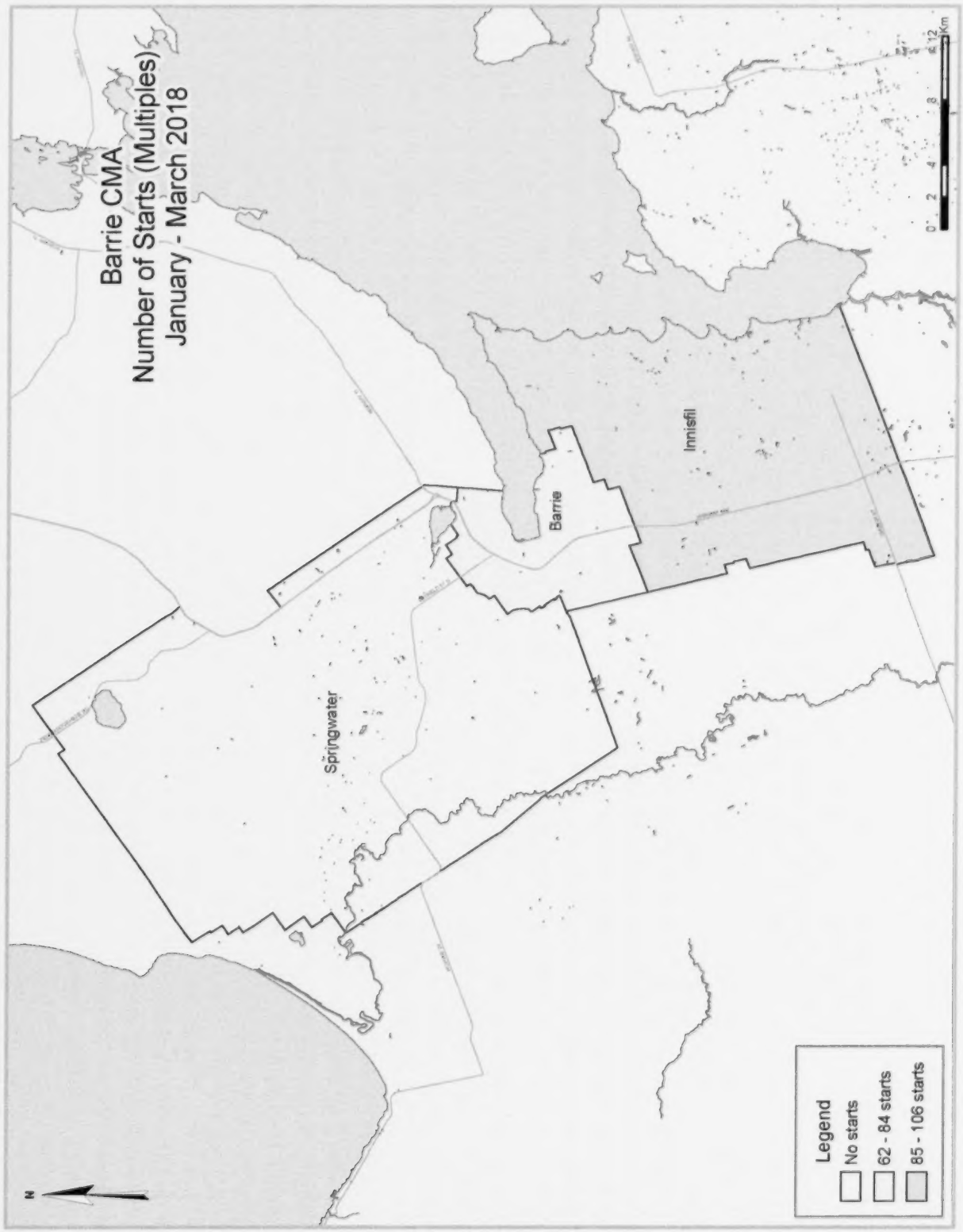

Barrie CMA
Number of Starts (Multiples)
First Quarter 2018
Innisfil
Barrie
Springwater
Legend
No starts
62 - 84 starts
85 - 106 starts
N
0 2 4 8 12 Km


Barrie CMA
Number of Starts (Singles)
First Quarter 2018
Springwater
Barrie
Innisfil
Legend
13 - 33 starts
34 - 54 starts
55 - 75 starts
N
0 2 4 8 12 Km


Barrie CMA
Total Number of Starts
First Quarter 2018
Innisfil
Barrie
Springwater
Legend
75 - 89 starts
90 - 104 starts
105 - 119 starts
N
0
2
4
8
12
Km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N
0
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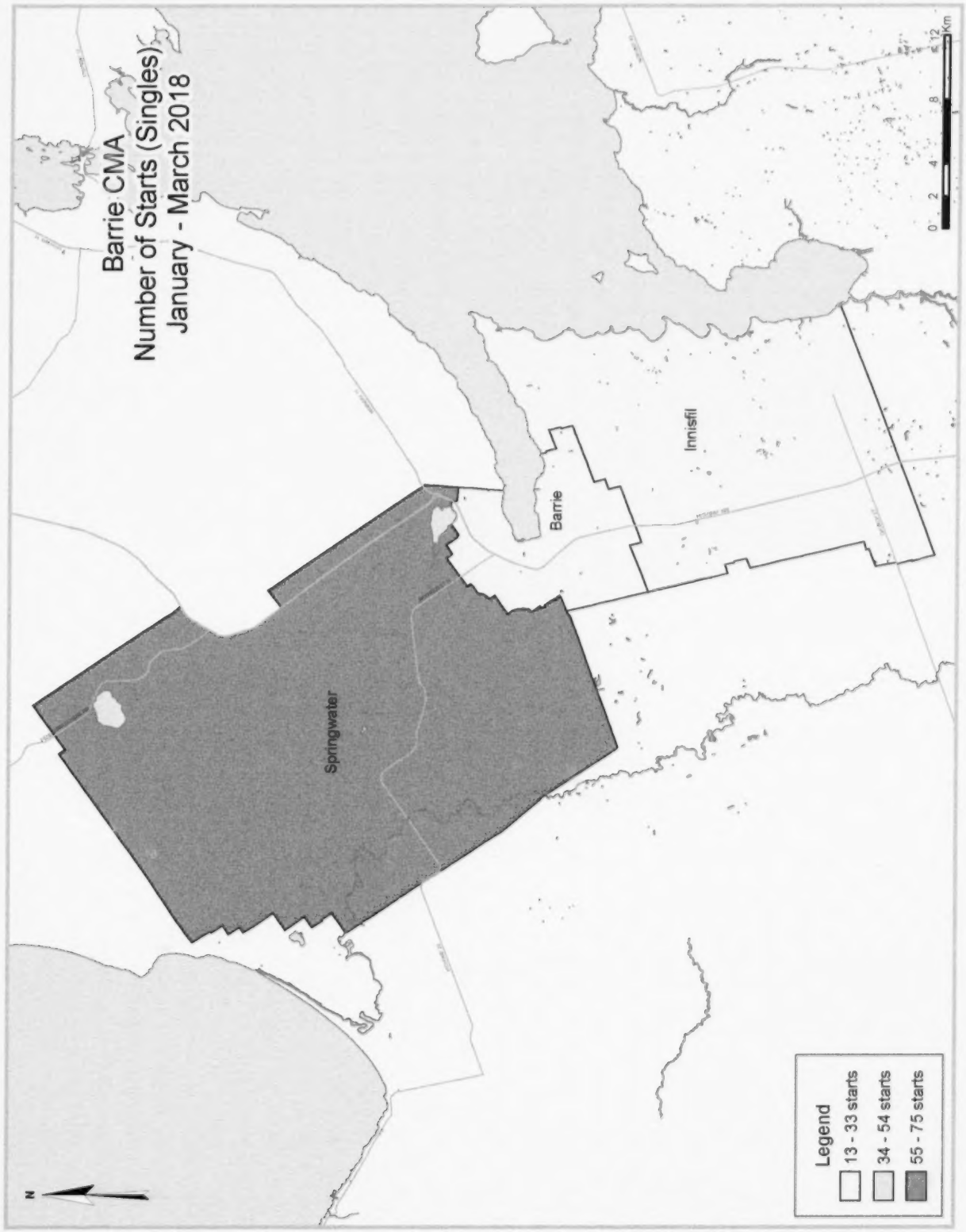
12
km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Number of Starts (Singles)
January - March 2018
Springwater
Barrie
Innisfil
Legend
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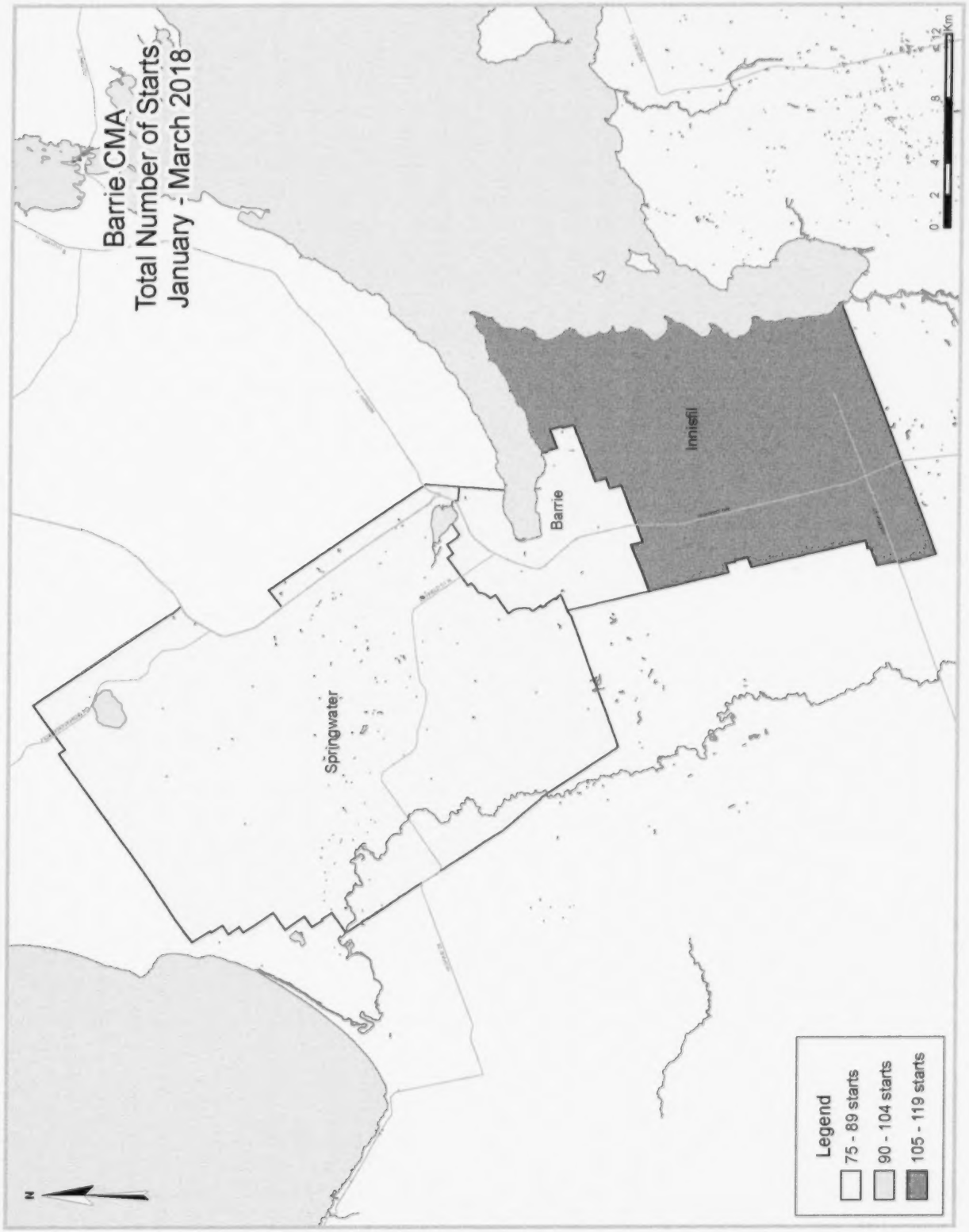
0 2 4 8 12 Km


Barrie CMA
Total Number of Starts
January - March 2018
Innisfil
Barrie
Springwater
Legend
75 - 89 starts
90 - 104 starts
105 - 119 starts
N
0
2
4
8
12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
First Quarter 2018

Barrie CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Jan. 2018	Feb. 2018	Mar. 2018	Jan. 2018	Feb. 2018	Mar. 2018
Single-Detached	686	691	394	2,325	1,273	643	951	1,061
Multiples	1,037	687	816	888	312	500	648	668
Total	1,723	1,378	1,210	3,213	1,585	1,143	1,599	1,729

	Quarterly SAAR		Actual			YTD		
	2017 Q4	2018 Q1	2017 Q1	2018 Q1	% change	2017 Q1	2018 Q1	% change
Single-Detached	751	1,135	66	112	69.7%	66	112	69.7%
Multiples	664	672	289	168	-41.9%	289	168	-41.9%
Total	1,415	1,807	355	280	-21.1%	355	280	-21.1%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Barrie CMA
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2018	112	4	66	0	27	16	0	55	280
Q1 2017	66	12	15	0	58	204	0	0	355
% Change	69.7	-66.7	**	n/a	-53.4	-92.2	n/a	n/a	-21.1
Year-to-date 2018	112	4	66	0	27	16	0	55	280
Year-to-date 2017	66	12	15	0	58	204	0	0	355
% Change	69.7	-66.7	**	n/a	-53.4	-92.2	n/a	n/a	-21.1
UNDER CONSTRUCTION									
Q1 2018	587	16	288	0	146	319	2	56	1,414
Q1 2017	437	22	177	0	98	1,083	0	34	1,851
% Change	34.3	-27.3	62.7	n/a	49.0	-70.5	n/a	64.7	-23.6
COMPLETIONS									
Q1 2018	153	0	70	0	33	366	0	0	622
Q1 2017	158	0	10	0	0	16	0	0	184
% Change	-3.2	n/a	**	n/a	n/a	**	n/a	n/a	**
Year-to-date 2018	153	0	70	0	33	366	0	0	622
Year-to-date 2017	158	0	10	0	0	16	0	0	184
% Change	-3.2	n/a	**	n/a	n/a	**	n/a	n/a	**
COMPLETED & NOT ABSORBED									
Q1 2018	25	0	1	0	0	0	n/a	n/a	26
Q1 2017	27	2	3	0	0	0	n/a	n/a	32
% Change	-7.4	-100.0	-66.7	n/a	n/a	n/a	n/a	n/a	-18.8
ABSORBED									
Q1 2018	153	0	73	0	33	366	n/a	n/a	625
Q1 2017	159	0	7	0	0	16	n/a	n/a	182
% Change	-3.8	n/a	**	n/a	n/a	**	n/a	n/a	**
Year-to-date 2018	153	0	73	0	33	366	n/a	n/a	625
Year-to-date 2017	159	0	7	0	0	16	n/a	n/a	182
% Change	-3.8	n/a	**	n/a	n/a	**	n/a	n/a	**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q1 2018	24	2	44	0	0	16	0	0	86
Q1 2017	7	0	0	0	58	204	0	0	269
Innisfil Town									
Q1 2018	13	2	22	0	27	0	0	55	119
Q1 2017	32	12	15	0	0	0	0	0	59
Springwater Town									
Q1 2018	75	0	0	0	0	0	0	0	75
Q1 2017	27	0	0	0	0	0	0	0	27
Barrie CMA									
Q1 2018	112	4	66	0	27	16	0	55	280
Q1 2017	66	12	15	0	58	204	0	0	355
UNDER CONSTRUCTION									
Barrie City									
Q1 2018	82	14	105	0	109	32	2	0	344
Q1 2017	43	10	6	0	88	556	0	30	733
Innisfil Town									
Q1 2018	332	2	183	0	37	287	0	55	896
Q1 2017	250	12	170	0	10	527	0	0	969
Springwater Town									
Q1 2018	173	0	0	0	0	0	0	1	174
Q1 2017	144	0	1	0	0	0	0	4	149
Barrie CMA									
Q1 2018	587	16	288	0	146	319	2	56	1,414
Q1 2017	437	22	177	0	98	1,083	0	34	1,851
COMPLETIONS									
Barrie City									
Q1 2018	7	0	0	0	33	348	0	0	388
Q1 2017	24	0	10	0	0	16	0	0	50
Innisfil Town									
Q1 2018	108	0	70	0	0	18	0	0	196
Q1 2017	63	0	0	0	0	0	0	0	63
Springwater Town									
Q1 2018	38	0	0	0	0	0	0	0	38
Q1 2017	71	0	0	0	0	0	0	0	71
Barrie CMA									
Q1 2018	153	0	70	0	33	366	0	0	622
Q1 2017	158	0	10	0	0	16	0	0	184

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q1 2018	1	0	1	0	0	0	n/a	n/a	2
Q1 2017	3	2	3	0	0	0	n/a	n/a	8
Innisfil Town									
Q1 2018	14	0	0	0	0	0	n/a	n/a	14
Q1 2017	17	0	0	0	0	0	n/a	n/a	17
Springwater Town									
Q1 2018	10	0	0	0	0	0	n/a	n/a	10
Q1 2017	7	0	0	0	0	0	n/a	n/a	7
Barrie CMA									
Q1 2018	25	0	1	0	0	0	n/a	n/a	26
Q1 2017	27	2	3	0	0	0	n/a	n/a	32
ABSORBED									
Barrie City									
Q1 2018	8	0	3	0	33	348	n/a	n/a	392
Q1 2017	24	0	7	0	0	16	n/a	n/a	47
Innisfil Town									
Q1 2018	109	0	70	0	0	18	n/a	n/a	197
Q1 2017	64	0	0	0	0	0	n/a	n/a	64
Springwater Town									
Q1 2018	36	0	0	0	0	0	n/a	n/a	36
Q1 2017	71	0	0	0	0	0	n/a	n/a	71
Barrie CMA									
Q1 2018	153	0	73	0	33	366	n/a	n/a	625
Q1 2017	159	0	7	0	0	16	n/a	n/a	182

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Barrie CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	691	18	230	0	214	220	2	3	1,378
% Change	0.7	80.0	20.4	n/a	**	-72.4	n/a	-40.0	-20.0
2016	686	10	191	0	34	797	0	5	1,723
% Change	-1.3	0.0	**	n/a	-57.5	**	n/a	-93.4	69.6
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
Barrie City	24	7	2	0	41	58	19	204	86	269	-68.0
Innisfil Town	13	32	2	12	49	15	55	0	119	59	101.7
Springwater Town	75	27	0	0	0	0	0	0	75	27	177.8
Barrie CMA	112	66	4	12	90	73	74	204	280	355	-21.1

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barrie City	24	7	2	0	41	58	19	204	86	269	-68.0
Innisfil Town	13	32	2	12	49	15	55	0	119	59	101.7
Springwater Town	75	27	0	0	0	0	0	0	75	27	177.8
Barrie CMA	112	66	4	12	90	73	74	204	280	355	-21.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Barrie City	41	58	0	0	19	204	0	0
Innisfil Town	49	15	0	0	0	0	55	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	90	73	0	0	19	204	55	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	41	58	0	0	19	204	0	0
Innisfil Town	49	15	0	0	0	0	55	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	90	73	0	0	19	204	55	0

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Barrie City	70	7	16	262	0	0	86	269
Innisfil Town	37	59	27	0	55	0	119	59
Springwater Town	75	27	0	0	0	0	75	27
Barrie CMA	182	93	43	262	55	0	280	355

Table 2.5: Starts by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	70	7	16	262	0	0	86	269
Innisfil Town	37	59	27	0	55	0	119	59
Springwater Town	75	27	0	0	0	0	75	27
Barrie CMA	182	93	43	262	55	0	280	355

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
Barrie City	7	24	0	0	33	10	348	16	388	50	**
Innisfil Town	108	63	0	0	70	0	18	0	196	63	**
Springwater Town	38	71	0	0	0	0	0	0	38	71	-46.5
Barrie CMA	153	158	0	0	103	10	366	16	622	184	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barrie City	7	24	0	0	33	10	348	16	388	50	**
Innisfil Town	108	63	0	0	70	0	18	0	196	63	**
Springwater Town	38	71	0	0	0	0	0	0	38	71	-46.5
Barrie CMA	153	158	0	0	103	10	366	16	622	184	**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Barrie City	33	10	0	0	348	16	0	0
Innisfil Town	70	0	0	0	18	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	103	10	0	0	366	16	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	33	10	0	0	348	16	0	0
Innisfil Town	70	0	0	0	18	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	103	10	0	0	366	16	0	0

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Barrie City	7	34	381	16	0	0	388	50
Innisfil Town	178	63	18	0	0	0	196	63
Springwater Town	38	71	0	0	0	0	38	71
Barrie CMA	223	168	399	16	0	0	622	184

Table 3.5: Completions by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	7	34	381	16	0	0	388	50
Innisfil Town	178	63	18	0	0	0	196	63
Springwater Town	38	71	0	0	0	0	38	71
Barrie CMA	223	168	399	16	0	0	622	184

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q1 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	678,998
Q1 2017	2	8.3	1	4.2	7	29.2	5	20.8	9	37.5	24	-	476,533
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	678,998
Year-to-date 2017	2	8.3	1	4.2	7	29.2	5	20.8	9	37.5	24	-	476,533
Innisfil Town													
Q1 2018	1	1.0	9	8.6	21	20.0	9	8.6	65	61.9	105	525,000	557,751
Q1 2017	0	0.0	0	0.0	0	0.0	1	1.9	52	98.1	53	665,000	663,387
Year-to-date 2018	1	1.0	9	8.6	21	20.0	9	8.6	65	61.9	105	525,000	557,751
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	1.9	52	98.1	53	665,000	663,387
Springwater Town													
Q1 2018	1	3.6	2	7.1	0	0.0	1	3.6	24	85.7	28	650,000	741,794
Q1 2017	2	3.3	5	8.2	1	1.6	8	13.1	45	73.8	61	562,500	605,825
Year-to-date 2018	1	3.6	2	7.1	0	0.0	1	3.6	24	85.7	28	650,000	741,794
Year-to-date 2017	2	3.3	5	8.2	1	1.6	8	13.1	45	73.8	61	562,500	605,825
Barrie CMA													
Q1 2018	2	1.4	11	8.0	21	15.2	10	7.2	94	68.1	138	580,000	603,124
Q1 2017	4	2.9	6	4.3	8	5.8	14	10.1	106	76.8	138	607,500	605,446
Year-to-date 2018	2	1.4	11	8.0	21	15.2	10	7.2	94	68.1	138	580,000	603,124
Year-to-date 2017	4	2.9	6	4.3	8	5.8	14	10.1	106	76.8	138	607,500	605,446

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2018						
Submarket	Q1 2018	Q1 2017	% Change	YTD 2018	YTD 2017	% Change
Barrie City	678,998	476,533	42.5	678,998	476,533	42.5
Innisfil Town	557,751	663,387	-15.9	557,751	663,387	-15.9
Springwater Town	741,794	605,825	22.4	741,794	605,825	22.4
Barrie CMA	603,124	605,446	-0.4	603,124	605,446	-0.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Barrie

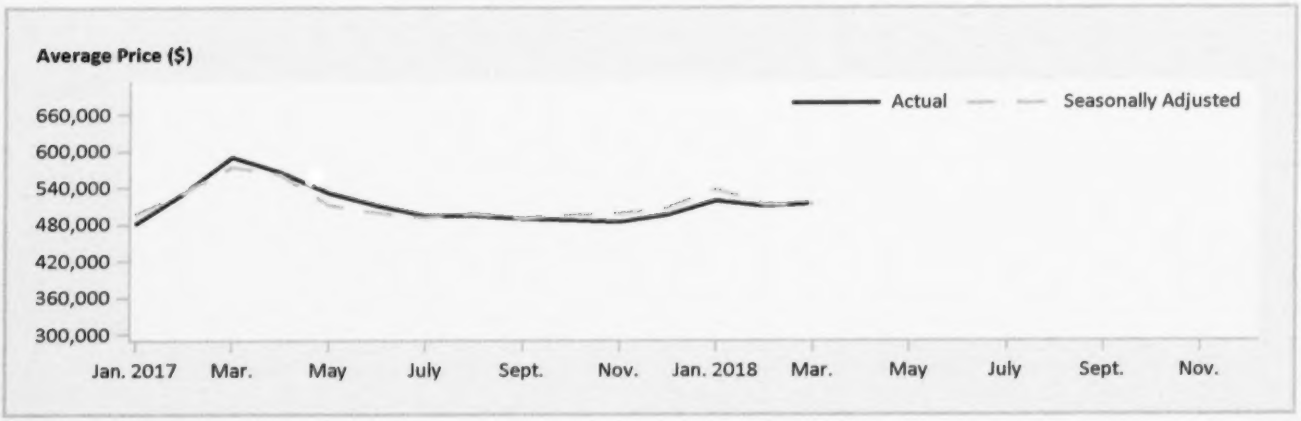


Figure 5.2: MLS® Residential Sales for Barrie

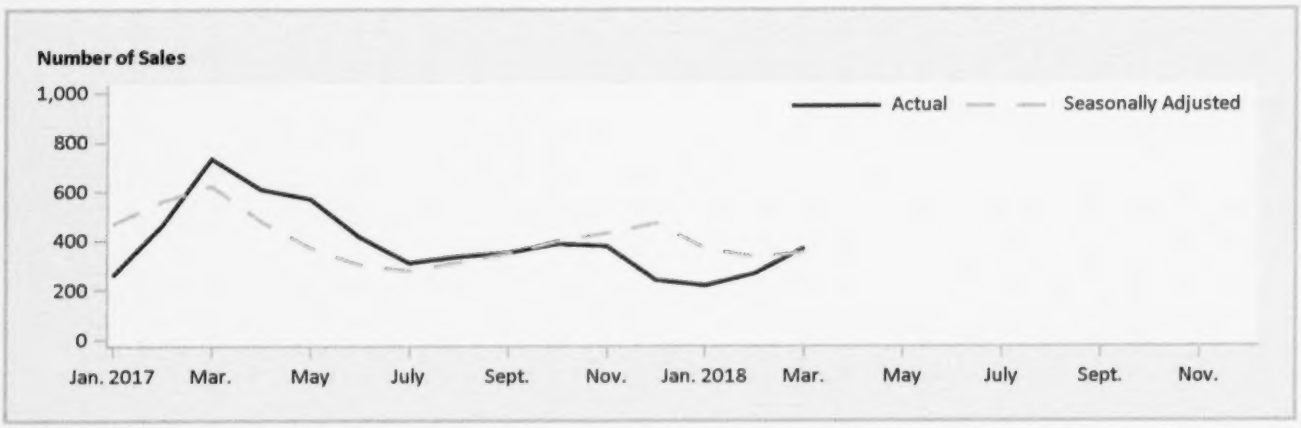
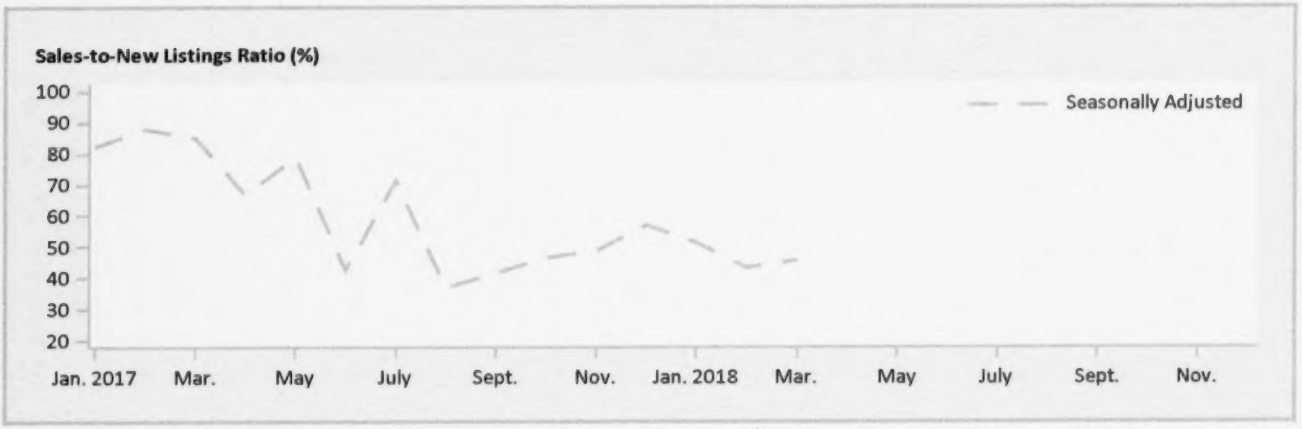


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Barrie



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
First Quarter 2018

		Interest Rates			NHPI, Total, (Ontario) 2016.12 =100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.3	130.8	105.4	7.4	66.4	960
	February	561	3.14	4.64	101.1	131.2	107.8	7.1	67.6	973
	March	561	3.14	4.64	101.4	131.4	110.4	6.8	68.8	979
	April	561	3.14	4.64	103.0	132.0	113.2	5.8	69.8	981
	May	561	3.14	4.64	103.8	131.9	114.3	5.4	70.1	974
	June	561	3.14	4.64	103.9	132.1	115.8	5.6	71.0	953
	July	573	3.14	4.84	104.1	131.9	116.6	6.3	72.0	934
	August	573	3.14	4.84	104.2	131.8	117.3	6.6	72.6	893
	September	575	3.09	4.89	104.3	132.3	117.8	6.0	72.3	884
	October	581	3.24	4.99	104.4	132.3	118.8	4.4	71.5	895
	November	581	3.24	4.99	104.5	132.7	118.8	3.4	70.7	915
	December	581	3.24	4.99	104.5	132.0	118.1	3.4	70.2	918
2018	January	590	3.34	5.14	104.6	133.2	114.1	4.8	68.7	931
	February	590	3.34	5.14	104.3	134.0	110.3	6.9	67.8	956
	March	590	3.34	5.14		134.6	107.5	8.8	67.3	974
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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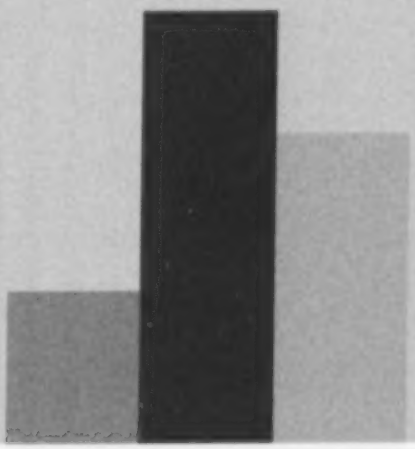

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